



**** A UNIQUE LOCATION ****

An incredibly impressive and substantial four bedroom detached family home set in the heart of Warfield and only a stones throw away from the new Bracknell town centre. This particular property has been lovingly lived in since new and has been upgraded over the years, the property hides a lot of additional benefits and creates a well groomed home to purchase. The property itself is unique against its counterparts and handsomely sits in its own quiet cul-de-sac setting with easy access to Gough`s Lane. Internally the property offers large accommodation with three reception rooms, a large Applewood bespoke kitchen diner with integrated appliances and downstairs utility and w.c. Upstairs there are four generous sized bedrooms with the master bedroom boasting a refitted En-Suite shower room. Outside you will find a mature and well landscaped West facing rear garden with complete privacy, the front is also mature and well presented along with a large double garage and off road parking for two vehicles but with the scope to extend further.

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Warfield was originally an Anglo-Saxon settlement and is recorded in the Domesday Book as Warwelt [sic]. The name is believed to have originated from the Old English wær + feld, meaning 'Open land by a weir'. [1] The medieval church is one of the finest in Berkshire, particularly noted for its Decorated Period chancel with beautiful carvings and 'Green Men'. It is a Grade II* listed building and located on Church Lane, ¾ of a mile north-east of the modern centre of the village. It is dedicated to the archangel Michael. The area around the church has been designated a conservation area since 1974 primarily to protect the character and nature of this historical building.



Large Family Home



Close To Town Centre



Four Bedrooms



Private Rear Garden



Detached Farmhouse Design



Scope & Potential



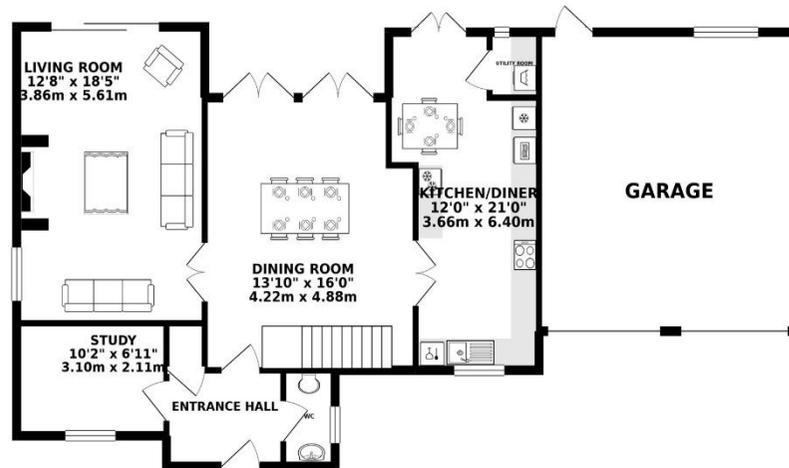
Unique & Sought After Location



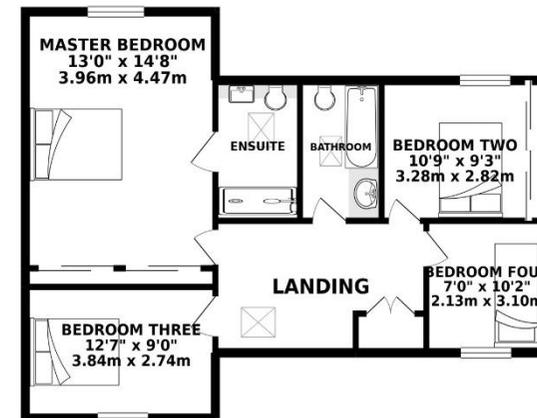
Double Garage



GROUND FLOOR



1ST FLOOR



EPC ratings: **C**

CTax band: **■**





Entrance
Doors to all rooms, built in storage cupboard, radiator.

Downstairs WC
Side elevation double glazed frosted window, low level WC, built in hand wash basin with storage and mixer tap over, radiator.

Study 10'2" (3.1m) x 6'11" (2.11m)
Front elevation double glazed window, BT point, radiator.

Living Room 18'5" (5.61m) x 12'8" (3.86m)
Side elevation double glazed window, rear elevation double glazed double doors to patio, feature gas fireplace with wooden mantle, BT point, TV point, two radiators.

Dining Room 16'0" (4.88m) x 13'10" (4.22m)
Two rear elevation double glazed double doors to patio, TV point, stairs rising to first floor, two radiators.

Kitchen 21'0" (6.4m) x 12'0" (3.66m)
Front elevation double glazed window, rear elevation double glazed double doors to patio, a range of eye and base level units with rolled edge work surfaces (Applewood bespoke kitchen), inset sink and drainer with mixer tap over, integrated four ring hob with extractor hood above, built in double oven, built in microwave, integrated upright fridge/freezer, integrated low level freezer, integrated dishwasher, part tiled walls, tiled flooring, radiator.

Utility Room
Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, space for washing machine, plumbing installed for water softener, part tiled walls.

First Floor Landing
Velux skylight, doors to all first floor rooms, built in airing cupboard with storage, boiler, burglar alarm, hot water tank and shower pump, loft hatch, radiator.

Master Bedroom 14'8" (4.47m) x 13'0" (3.96m)
Rear elevation double glazed window, triple built in wardrobes with hanging space and shelving, TV point, radiator.

En Suite
Velux skylight, low level WC, built in hand wash basin with storage and mixer tap over, separate double cubicle with attachment over, fully tiled walls, heated towel rail.

Bedroom Two 10'9" (3.28m) x 9'3" (2.82m)
Rear elevation double glazed window, double built in wardrobe with hanging space and shelving, radiator.

Bedroom Three 12'7" (3.84m) x 9'0" (2.74m)
Front elevation double glazed window, radiator.

Bedroom Four 10'2" (3.1m) x 7'0" (2.13m)
Front elevation double glazed window, radiator.

Bathroom
Velux skylight, low level WC, built in hand wash basin and storage with mixer tap over, panel enclosed bath with mixer tap and shower attachment over, fully tiled walls, radiator.
Outside To the Front
Large mature corner plot, courtesy path to front door, mature flower beds and borders, mature hedge, laid with gravel.
To the Rear
West facing, large newly laid patio area, raised flower bed, mainly laid to lawn with landscaped corner section with gravel, solid wood borders, walled garden boundary, side gate.

Parking
Driveway parking for two vehicles. Scope for parking for four vehicles (STTP).

Garage
Double garage with up and over door, light and power, eaves storage.



appointment to view

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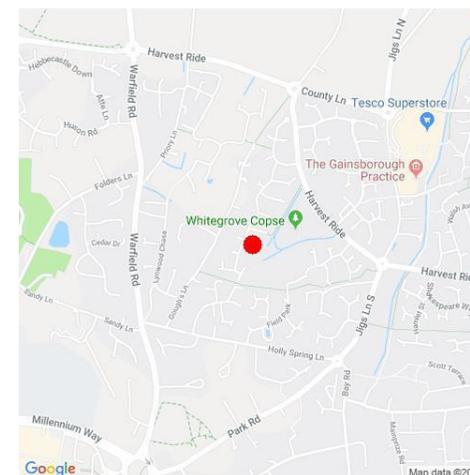
viewing with...

owner:

sears agent:



locate the property



scan with your smartphone or tablet for full property details



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we're here to help

If you've any further questions, please speak to this property's dedicated agent directly:

Oliver Hewitt on 01344 481111

01344 481111

12 High Street, Bracknell, Berkshire RG12 1LL

searsproperty.co.uk hello@searsproperty.co.uk find sears property on facebook @searsproperty

REGISTERED OFFICE: 73 HIGH STREET, ALDERSHOT, HAMPSHIRE, GU11 1BY. REGISTERED IN ENGLAND AND WALES NO. 07158638 VAT NO. 989485042

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